



**GRASSROOTS**  
REALTY GROUP

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**505, 857 Belmont Drive SW  
Calgary, Alberta**

**MLS # A2270522**



**\$444,900**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,332 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 219
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

This gorgeous 2 bed, 2.5 bath townhome comes with a double attached garage and is located in the brand new master planned community of Belmont. The main level consists of an open plan with high ceilings, lovely vinyl plank flooring and large windows that bring in tons of natural sunlight. The kitchen is a chef's delight offering upgraded S/S appliances, custom cabinets, tiled backsplashes plus quartz counter-tops and a large center breakfast bar that overlook the spacious living room and separate dining area. Completing the main floor is a 2pc bath plus access to a huge 25' balcony off the kitchen with a BBQ gas line. Upstairs you will find 2 bedrooms (the most popular plan). The primary bedroom comes with a walk-in closet plus a good sized 3pc ensuite. Completing the upper floor is a 2nd bedroom plus a 4pc bath and laundry area. The ground level offers a beautiful landscaped/fenced front yard plus a large main entrance and a double attached garage with a man door. Amenities include exclusive access to the "Goodwin" outdoor living space including a park with picnic tables. Located close to schools, parks, major shopping and roadways plus a future Plaza scheduled to be completed in 2026.